KINGSLAND COMMONS

where Texas charm meets modern convenience

KINGSLAND COMMONS
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NEARBY DESTINATIONS

MADE FOR MEMORIES
Welcome to Kingsland Commons

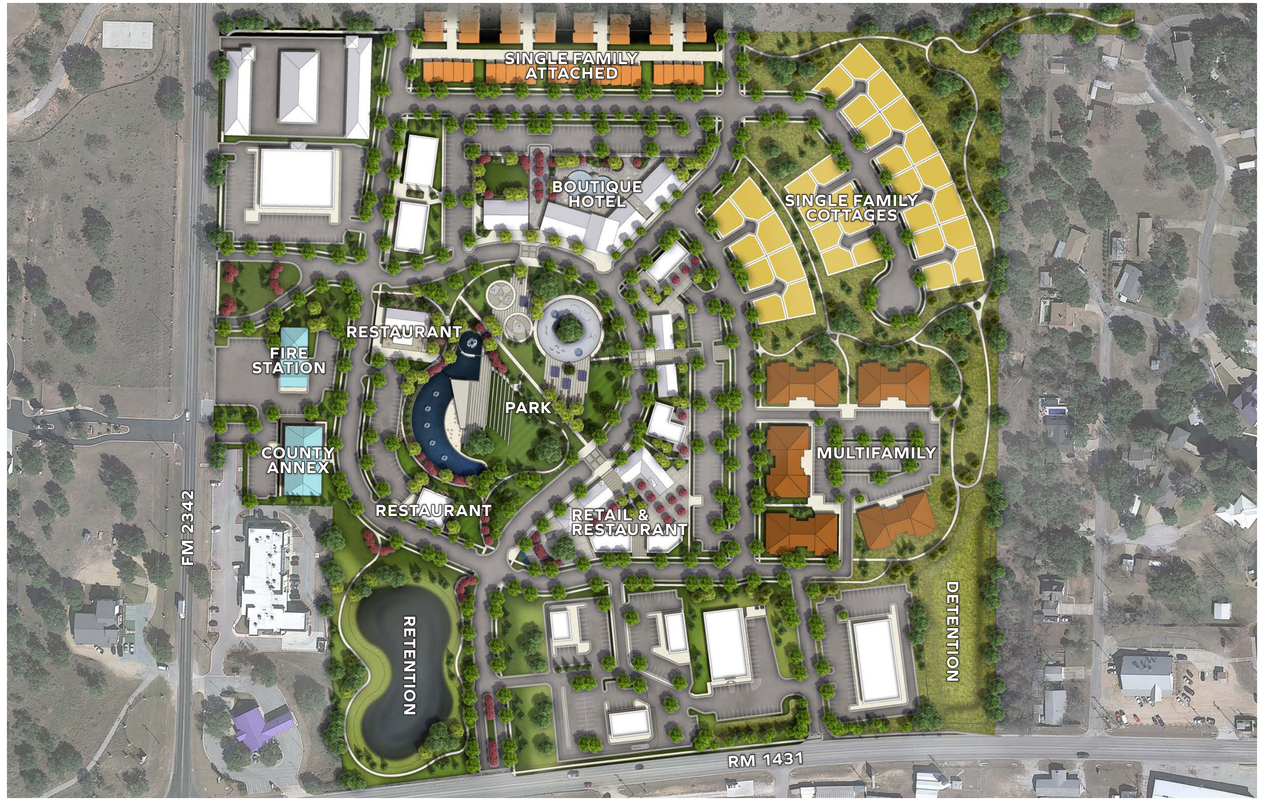
HOSPITALITY
Boutique Hotel

COMMERCIAL
Retail & Restaurants

RECREATION
Park & Event Venue

RESIDENTIAL
Multifamily, Townhome, & Single Family





KINGSLAND COMMONS

Project Summary

Located in Kingsland, Texas on the northeast corner of 1431 and 2342, behind Cadence Bank and Baylor Scott White Medical Center, Kingsland Commons is a 50-acre planned development project proposing affordable residential housing and retail, restaurant, and commercial uses that will seamlessly integrate with significant open space. Kingsland Commons is committed to preserving and protecting the historic character of Kingsland's rural lake community, while providing land uses that will deliver a mix of retail offerings fulfilling the needs and wants of the community, an assortment of restaurants to accommodate both mood and appetite, and unique entertainment opportunities for multigenerational enjoyment.

Kingsland Commons is dedicated to providing a balanced development approach that recognizes the diverse values and unique character of the site and the broader Kingsland community, as well as the opportunities and constraints of the area. This project will bring much needed infrastructure and central services to the area, and the location offers sensible transition between different land uses. Planned open space will allow many of the old oaks on site to remain, preserving the visual integrity of significant tree clusters and supporting the rural feel and familiar small town Texas charm. Additionally, the development will be designed to complement the surrounding residential communities, Legends Golf Course, and Kingsland business district along 1431.

KINGSLAND, TEXAS

Overview

Kingsland is nestled in the Hill Country and Highland Lakes area of Central Texas in eastern Llano County at the confluence of the Colorado and Llano rivers, which form Lake Lyndon B. Johnson. The terrain consists of rolling peaks and valleys made up of limestone, sandstone, and granite formations and outcroppings adorned with majestic oak, pecan, juniper, and mesquite trees.

Kingsland history began in 1879 when Martin King, Sr. and J.M. Trussell purchased land and began to establish a town where the Llano and Colorado Rivers met. Their efforts were stalled by King's death but his widow, Nancy Jane King, completed the surveying and plotting of the town in 1883. In the 1880s a cotton gin was operating on site and that drew other business to form the community's nucleus. In 1892, the Austin and Northwestern Railroad connected to Llano through Kingsland. After the railroad came to town, Kingsland really began to boom and became a popular tourist destination in 1901. Kingsland thrived until 1922 when a fire swept through town, destroying many buildings—including the original train depot—and devastating the town's population for many years. Granite Shoals Lake, which became known as Lake LBJ, was created in 1950. The creation of the lake opened recreation activities for the area and by the 1960s Kingsland was known as a retirement haven, boosting the population, and establishing a firm economic foundation.

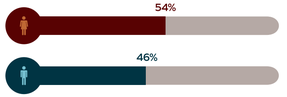
Today, Kingsland is a tourist destination offering the familiar small town Texas charm with year-round recreational activities and events. With Lake LBJ and the surrounding state parks, Kingsland is an oasis for outdoor recreation as well as home to music festivals, annual celebrations, and historic landmarks. These desirable attractions and entertainment opportunities have resulted in significant community growth and established a stable full-time population that all live, work, and play in Kingsland.

Demographic Snapshot

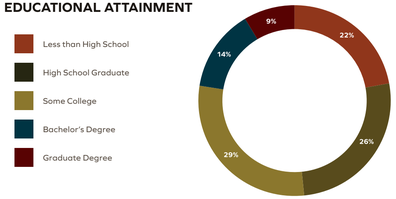
Sources: ACS 2021 (5-Year Estimates), Social Explorer; U.S. Census Bureau

POPULATION

Kingsland Population: 6,917

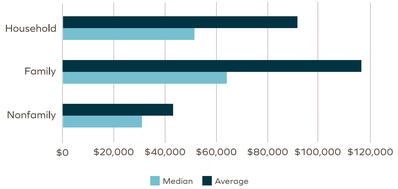


EDUCATIONAL ATTAINMENT



INCOME

38% of Kingsland has an income of $75,000+. 25% have an income of $100,000+.



PRINCIPAL BUSINESS SECTORS

Tourism

Parks & Recreation

Lake-Oriented Recreation

Retirement Living

FAMILY STRUCTURE

64% **36%**

64% of households are family households, while 36% are nonfamily households.

51% **49%**

51% of the Kingsland population is married. The remaining 49% have never been married or are separated, widowed, or divorced.

82% **18%**

82% of households do not have children living in the home, 18% of households do.

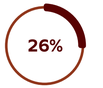
HOUSING

Kingsland has 4,155 housing units. 2,826 of those units are occupied.



of housing units are owner-occupied.

$148,247
median housing value



of housing units are renter occupied.

$871
median rent







THE PERFECT PROXIMITY

Landmarks & Attractions

THE ANTLERS INN

The Antlers Inn is a hotel and resort built in 1901 by the Austin and Northwestern Railroad on the Colorado River in Kingsland for tourists arriving by train. After a brief heyday, The Antlers closed in 1923 and fell into disrepair. It was eventually resurrected and reopened in 1996. In 1997, it was listed on the National Register of Historic Places as part of the Austin and Northwestern Railroad Historic District-Fairland to Llano historic district.

The Victorian structure is the centerpiece of what has become an historic railway district. Other railroad buildings have been added, among them a depot and three brightly painted cabooses setting on actual rails which have also been modified to serve as guest accommodations. The transformation continues whenever additional authentic old railroad structures are found, renovated, and added to the resort. In 2002, The Antlers was designated a Recorded Texas Historic Landmark.

TEXAS CHAINSAW HOUSE (HOOPER'S)

This 1900s Victorian house was featured prominently in Tobe Hooper's horror film The Texas Chain Saw Massacre as the home of Leatherface and his cannibalistic family. The then-dilapidated farmhouse originally sat on Quick Hill Road during the July–August 1973 filming of the movie. In 1998, the house was cut into six pieces to be moved, reassembled, and restored to its original condition by master carpenter Anthony Mayfield on behalf of an investor couple in Austin, Texas.

Today, the Texas Chainsaw House is located in Kingsland, Texas on the grounds of The Antlers Inn hotel and resort. Situated inside the iconic restored movie set is a casual southern pub fare restaurant called Hooper's, paying homage to the original director and screenwriter. As you step inside Hooper's, you'll find subtle and bold nods to the history of the house, adding to the unique and intriguing atmosphere of the restaurant.







PACKSADDLE MOUNTAIN
Named after the saddle-like appearance provided by twin peaks, Packsaddle Mountain is a landmark hill that stands five miles southwest of Kingsland, Texas in eastern Llano County on State Highway 71. It is of interest to both historians and geologists. In 1873 it was the site of the Packsaddle Mountain Fight, the last major Native American battle in the area. The mountain is now part of a large ranch called Packsaddle Ranch.

FALKENSTEIN CASTLE
Falkenstein Castle, located between Burnet and Marble Falls perched high on a hilltop surrounded by 113 acres of Oaks, is a destination wedding castle with lodging and full catering services.

INKS DAM NATIONAL FISH HATCHERY
Along with its original purpose of raising fish, Inks Dam National Fish Hatchery has morphed into a first-class nature sanctuary. With approximately 150 acres adjacent to the Colorado River, just South of Inks Dam, visitors can enjoy 5 hiking trails, a bird blind, native plant gardens, a designated Monarch Way Station, and the oldest exposed rock in the Llano uplift.



THE LLANO RIVER SLAB
Llano Slab is a public swimming hole on the Llano River. Here the river is slow moving and separated into several pools of varying depth by unique granite formations. The variety in the pools make this swimming hole perfect for exploring, splashing, and wading in shallower waters and swimming in the deeper pools. The rocks and sandy beaches that surround the pools of water make for great lounging and sunbathing. The area is surrounded by beautiful green plants and wildflowers in the summer months.

Parks & Recreation

LAKE LYNDON B. JOHNSON
Lake Lyndon B. Johnson, more commonly referred to as Lake LBJ, is a reservoir on the Colorado River in the Texas Hill Country about 45 miles northwest of Austin. The reservoir was formed in 1950 by the construction of Granite Shoals Dam by the Lower Colorado River Authority (LCRA). The Colorado River and the Llano River meet in the northern portion of the lake at Kingsland.







The towns of Kingsland, Highland Haven, Sunrise Beach Village, Granite Shoals, and Horseshoe Bay are located on the lake. The boundary line separating Burnet County and Llano County runs down the center of the lake. As one of the few constant level lakes in Texas, Lake LBJ is a popular getaway destination providing ideal conditions for boating, wakeboarding, water skiing, sailing, fishing, and much more.

NIGHTENGALE ARCHAEOLOGICAL CENTER

The Nightengale Archaeological Center at Kingsland is a unique educational park operated by the Lower Colorado River Authority that Is adjacent to Lake LBJ. Given its location and history, this park is perfect for recreation and exploration, both on and off water, for visitors of all ages.

INKS LAKE STATE PARK

Inks Lake State Park is a 1,200-acre state park located in Burnet County next to Inks Lake on the Colorado River. With its sparking blue water, colorful rock outcrops, and striking sunsets, Inks Lake State Park is a gem of the hill country. Whether on land or water, there is plenty to do for visitors of all ages. On land, you can traverse the 9 miles of hiking trails through shady forests and across rocky hills, play a game of sand volleyball, or simply relax and enjoy the view. On the water, you can swim, boat, water ski, scuba dive, and fish.

DEVIL'S WATERHOLE

Devil's Waterhole is a popular natural swimming area surrounded by beautiful rock formations on the northeast side of Inks Lake State Park. This secluded swimming spot is surrounded by old-growth forest and features huge rocks, with ledges rising to 40 feet above the water, that create a hideaway from the rest of the park.











LONGHORN CAVERN STATE PARK

Longhorn Cavern State Park is a unique Hill Country destination on approximately 645 acres of rugged terrain full of natural beauty. Developed in the 1930s by the Civilian Conservation Corps (CCC), the park's star attraction is Longhorn Cavern, an underground wonder created by the dissolving and cutting action of an ancient river. Visitors can enjoy a guided cave tour, hike a Hill Country trail, or admire some of Texas' best examples of historic CCC architecture.

Golf Courses

LEGENDS ON LAKE LBJ

Legends Golf Course is located within a gated community in Kingsland on a beautiful par 72 championship golf course. The Legends Golf Course is a masterful course flowing through the Texas Hill Country surrounded by Lake LBJ. Masterfully designed by Tom Kite, Roy Bechtol, and Randy Russell, The Legends Golf Course is an enjoyable challenge for golfers of all abilities.

LIGHTHOUSE COUNTRY CLUB
Established in 1968 the Lighthouse Country Club is a semi-private, 18-hole golf course located in the rolling hills of Kingsland, Texas on Lake LBJ. Featuring smooth rolling Tifeagle greens and 419 Bermuda fairways, tees and roughs, and broad vistas of Packsaddle Mountain. The Lighthouse Country Club features four sets of tees making it playable for the average golfer as well as a true test for the more accomplished player.

ESCONDIDO GOLF & LAKE CLUB
Founded in 2006, Escondido is a private golf and lakeside community located in the heart of Texas Hill Country. This luxury waterfront retreat is a small community of Mediterranean-style charm, featuring a Fazio designed golf course and beautiful views of Lake LBJ.

BLUE LAKE GOLF CLUB
Blue Lake Golf Club, located in the southwest corner of Horseshoe Bay near the Lake LBJ shore, is a top rated 9-hole golf course designed by Texas Golf Hall of Fame designer Joe Finger.

Events & Festivals

AQUABOOM FESTIVAL
Every Fourth of July for over 50 years, Kingsland has led the charge in the Texas Hill Country's celebration of American freedom with the Annual Kingsland AquaBoom Independence Day Community Celebration. The multiday celebration is family friendly and free to attend. It features three parades, live music and entertainment, a golf tournament, and of course, fireworks.

The Fourth of July weekend draws the largest number of visitors to the area of any holiday. This not only provides a much-needed economic influx to local businesses, but also allows families to enjoy an affordable, fun, and safe opportunity to celebrate. To keep Kingsland and AquaBoom at the forefront and ensure its continued success, involvement from community members and local businesses is crucial.

Experience More at Kingsland Commons

Kingsland Commons embraces the potential of each day. It's a sanctuary for outdoor enthusiasts and those seeking the simple pleasures of life with a variety of shops and restaurants, places to gather and socialize, and outdoor spaces fitted for multi-generational enjoyment. This destination neighborhood is designed to elevate the lifestyle of everyone living and visiting Kingsland offering a venue for everything from shopping and recreation to events and festivals.







NEARBY DESTINATIONS

BUCHANAN DAM	8 MILES
MARBLE FALLS	12 MILES
BLUFFTON	14 MILES
BURNET	17 MILES
LLANO	19 MILES
JOHNSON CITY	34 MILES
LAGO VISTA	41 MILES
BLANCO	47 MILES
GEORGETOWN	52 MILES
FREDERICKSBURG	54 MILES
DRIPPING SPRINGS	58 MILES
AUSTIN	66 MILES
CANYON LAKE	79 MILES
KYLE	80 MILES
SAN MARCOS	83 MILES
BOERNE	85 MILES
NEW BRAUNFELS	85 MILES
SAN ANTONIO	97 MILES



MADE FOR MEMORIES

Welcome to Kingsland Commons

Nestled just off the shores of Lake LBJ sits Kingsland Commons, an eclectic lifestyle district that will provide Kingsland with a self-sustaining destination neighborhood positioned to grow the area's commercial, residential, entertainment, and employment opportunities. Kingsland Commons has been designed to preserve the character and natural beauty of rural life, while giving people the immediacy of variety in the places they shop, dine, engage, and gather.

Here you'll find an alluring mix of shops, ranging from daily necessities to exclusive selections and vintage treasures, an assortment of eateries sure to satisfy your inner foodie, a boutique hotel for visitors looking for a peaceful escape, and a seamlessly integrated centralized park. The park is a vibrant hub of activity featuring a stage backdropped by an iconic water feature, a playground where children's imaginations can run wild, splash pads to cool off under the Texas sun, and a covered seating area with multi-use lawn perfect for gathering. With flexibility built-in to the community design, Kingsland Commons is fitted to host festivals, events, and community gatherings where people of all ages can enjoy the same space at the same time, fostering connections and making memories that will last a lifetime.

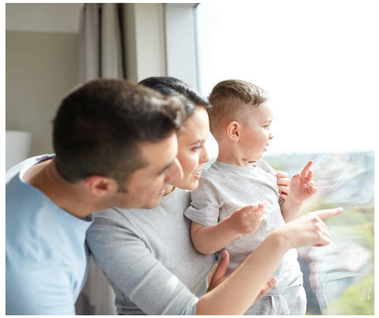
HOSPITALITY

Boutique Hotel



Experience true hill country hospitality at Kingsland's charming new boutique hotel. Nestled in the heart of the Kingsland Commons community, this one-of-a-kind rural resort offers a unique blend of personalized services, distinct design, and an immersive experience of the local culture. Whether exploring the eclectic music scene in the park, savoring gourmet cuisines at the Commons, or sipping fine wine on the rooftop terrace, the hotel at Kingsland Commons provides a warm and inviting atmosphere for a truly unforgettable Texas vacation.



















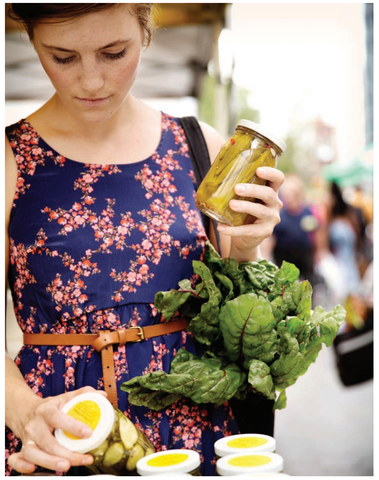


COMMERCIAL

Retail & Restaurants



At Kingsland Commons, indulging in retail therapy and savoring culinary delights go hand in hand. Along main street and within the Commons courtyards, it's a shopper's paradise and foodie's dream with a collection of upscale boutiques, specialty shops, and gourmet restaurants ranging from Texas BBQ to Tex-Mex flavors. With its lively retail scene and a culinary landscape that reflects the state's rich cultural tapestry, Kingsland Commons offers a delightful blend of shopping and dining experiences that cater to every palate and preference.
















KINGSLAND
COMMONS


KINGSLAND
COMMONS









RECREATION

Park & Event Venue



The seamlessly integrated, centralized park offers a vast array of activities fitted for multigenerational engagement. Equipped with an amphitheater, it's the perfect outdoor venue to enjoy live music or catch a theatrical performance with family and friends. Nearby, the thoughtfully designed playground provides space for children's imaginations to run wild, with adjacent splash pads to cool off under the Texas sun. Additionally, the park hosts a seasonal farmer's market with a bounty of fresh, locally grown produce and artisan goods. From recreation to relaxation, Kingsland Commons has something for everyone.


























COMMON HOU

RESIDENTIAL

Multifamily, Townhome, & Single Family



Living in Kingsland Commons will be like having your cake and eating it too. A destination neighborhood with a variety of options to own or rent. Offering multifamily, townhome, and single-family home opportunities for those that want to live where they work and play.









CONTACT

For more information about Kingsland Commons or to discuss site availability and schedule, please contact Hill Country Land Development Group LLC.

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